

534/3916

पावती

Original/Duplicate

Tuesday, August 04, 2015

नोंदणी क्र. :39म

3:49 PM

Regn.:39M

पावती क्र.: 4140 दिनांक: 04/08/2015

गावाचे नाव: डोंगरे

दस्तावेजाचा अनुक्रमांक: वसई5-3916-2015

दस्तावेजाचा प्रकार : करारनामा

सादर करणाऱ्याचे नाव: कमलेश व्ही सेठ

नोंदणी फी

रु. 16550.00

दस्त हाताळणी फी

रु. 1420.00

पृष्ठांची संख्या: 71

एकूण:

रु. 17970.00

आपणास मूळ दस्त ,यंत्रनेल प्रिंट,सूची-२ व सीडी अंदाजे  
4:08 PM ह्या वेळेस मिळेल.

  
J. R. Vasai-5  
सह दुय्यम निबंधक वर्ग-२

बाजार मुल्य: रु.1655000/-

मोबदला: रु.1518000/-

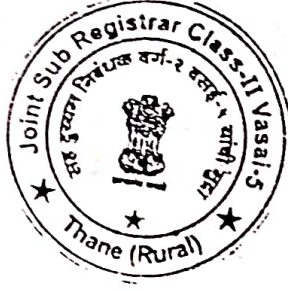
भरलेले मुद्रांक शुल्क : रु. 99300/-

- 1) देयकाचा प्रकार: eSBTR/SimpleReceipt रकम: रु.16550/-  
डीडी/धनादेश/पे ऑर्डर क्रमांक: MH002702357201516R दिनांक: 04/08/2015  
बँकेचे नाव व पत्ता: IDBI
- 2) देयकाचा प्रकार: By Cash रकम: रु 1420/-





वसई - ५
२९९८ / २०१५
१ ७९

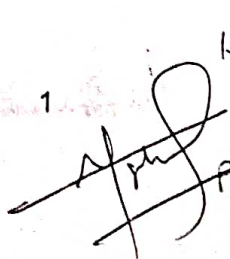


### AGREEMENT FOR SALE

Articles of Agreement made at Visar this 4<sup>th</sup> day of August in the year Two Thousand And Fifteen;

Between

**Messrs RME Associates**, a partnership firm registered under the Indian Partnership Act, 1932, having its principal place of business at Shubham Heritage, office no. 104, 1st floor, behind Indusind Bank, Ambadi Road, Vasai (West), District Thane, 400 001 represented herein by its partners (1) Mr. Ketan M. Shah , hereinafter referred to as the "Developer" (which expression shall, unless it be repugnant to the context or meaning thereof, be deemed to mean and include the partner or partners for the time being of the said Firm and the heirs, executors and administrators of its last surviving partner) of the **One Part;**

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Ketan M. Shah

वसई - ५  
दस्तावेज संख्या / २०१५  
६ / ७९



Mr./Mrs./M/s. Ms. Kamlesh Sheth of Mumbai,  
Mrs. Priti Kamlesh Sheth of Mumbai,

Indian Inhabitant having his/her/their/its address at  
A/204, Summer Building, Rajhans Seasons Ayyappa Mandir,  
4 \_\_\_\_\_, hereinafter referred to as "Purchaser" (which expression shall  
Road, Sheth, Vasai (W).

unless it be repugnant to the context or meaning thereof, be deemed to mean and include his/her/their/its heirs, executors, administrators and permitted assigns) of the **Other Part**;

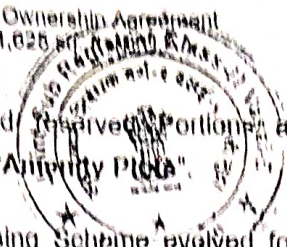
Whereas:

(i) **Enigma Constructions Private Limited**, a company incorporated under the Companies Act, 1956, having its registered office at 702, Natraj, MV Road Junction, Western Express Highway, Andheri (East), Mumbai 400 069 and **Messrs. Evershine Developers**, a partnership firm registered under the Indian Partnership Act, 1932, having its place of business at Veena Beena Shopping Centre, Second Floor, Guru Nanak Road, Bandra (West), Mumbai 400 050 (hereinafter respectively referred to as "**Enigma**" and "**Evershine**" and collectively referred to as the "**Owners**"), are jointly seized and possessed of, or otherwise well and sufficiently entitled, in equal shares to all the contiguous pieces or parcels of freehold non-agricultural land, allocated New Survey Nos. 5, 5B, 5D, 5F and 5G admeasuring approximately 8,79,581 square meters situate at Village Dongare (Dongar Pada) also known as Village Narangi, within the Registration of Sub-District of Vasai, District Thane, more particularly described in the **First Schedule** hereunder written and shown surrounded by red coloured boundary line on the revised Plan (as defined hereinafter) hereto annexed and marked **Annexure 'A'** (hereinafter collectively referred to as the "**Larger Land**").

(ii) Certain Portions of the **Larger Land** are reserved/earmarked under the approved Development Plan of the Virar - Vasai Sub-Region, i.e., for D. P. Roads, D. P. Reservations for Playground Schools, College, Recreation Ground, CFC, Market, Parking Areas, etc. as shown on the Plan (as defined hereinafter) hereto annexed and marked

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Priti.K.Sheth

वसई - ५  
वसई क्र. २८१६ / २०१५  
८ / १



The aforesaid reserved portions are hereinafter collectively referred to as the "Affinity Plot".

- (iii) Pursuant to the Group Housing Scheme, evolved for development and construction of buildings on the Larger Land, a Lay-Out Plan and Building Proposal were prepared and submitted to the City Industrial Development Corporation of Maharashtra Ltd. (hereinafter referred to as "CIDCO") through Messrs. Shah Gattani Consultants, Architects and Consultants, (hereinafter referred to as the "Project Architects") registered with the Council of Architects and such Agreement is as per the format Agreement prescribed by the Council of Architects; (viii)
- (iv) CIDCO issued its Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2615 dated 2<sup>nd</sup> December, 2005 in respect of the hereinbefore recited Lay-out Plan and Building Proposal, for construction of buildings on the non-reserved portions of the Larger Land (hereinafter referred to as the "2005 Commencement Certificate"); (ix)
- (v) In light of the reduction in the revised Lay-out Plan and the revised FSI Statement, the Project Architects, prepared and submitted to the CIDCO a fresh Lay-out Plan (the "Plan") and Building Proposal only for utilization of the basic FSI of which was sanctioned by CIDCO bearing No. VVSR/CC/BP-3519/LAYOUT/W/151 dated 29/01/2008 vide 282 (Two hundred and eighty two) Commencement Certificates issued in the year 2008 (hereinafter collectively referred to as the "2008 Commencement Certificates");
- (vi) D. P. Roads, Footpath, Street Light, Storm Water Drains, Drainage, STP, Water Mains, Tree Plantations, Recreation Garden and Play Ground are required to be constructed on the Larger Land in accordance with the Sanction Lay-out Plan (hereinafter referred to as the "Infrastructure");
- (vii) The Owners' Predecessors-in-title obtained an Environmental Clearance Certificate bearing No. 21-544/2006-1A-III dated 13<sup>th</sup> March, 2007 of the Union Ministry of Environment & Forests, Government of India, for the development of the Larger Land in

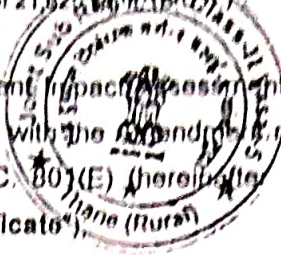
*[Handwritten signatures and initials]*  
K J. Shinde  
P. P. K. S.

सहाई - ५

Without Prejudice - Ownership Agreement  
CFC-3 - FBI of 21.02.2009

२८१६ / २०१५

1 (5)



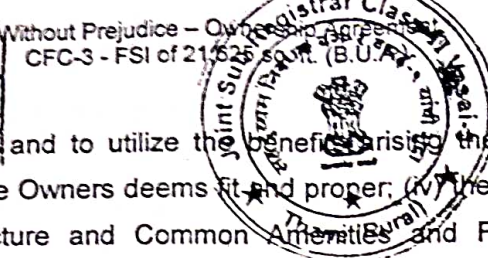
in accordance with Environment Impact Assessment Notification S. O. (E), dated 27/01/1994 read with the Amendment notified on 7<sup>th</sup> July, 2004 vide Notification S. C. 80(E) (hereinafter referred to as the "GOI Environmental Certificate")

(viii) The Larger Land being un-subdivided, the Larger Land has been notionally sub-divided into Residential Sector, Retail Sector and Commercial Sector and the Residential Sector has been further divided into 15 (fifteen) or more Avenues for smooth and orderly development.

(ix) The Owners having agreed to develop the Larger Land on a joint venture basis on terms and conditions recorded in a Joint Venture Agreement dated 20<sup>th</sup> March, 2009, (hereinafter referred to as "J. V. Agreement"), have evolved a scheme for development and setting up and constructing a Residential-cum-Commercial Complex thereon to be known as "Global City" to be undertaken in a phase-wised manner which involves (i) construction of Residential Buildings (comprising of flats, shops, car parking spaces and garages) on the Residential Sector and Commercial Building (comprising of Mall Building, Shops, Car Parks and Garages) on the Commercial Sector on the Larger Land through utilization of the full potential of the Larger Land, Compensatory F.S.I. and Transferable Development Rights (hereinafter referred to collectively as "FSI/TDR") which may be applicable / permissible / available in respect of the entire Larger Land from time to time in accordance with the sanctioned Plan, as may be modified from time to time and the Commencement Certificates and further Commencement Certificates to be issued by Planning Authority or any other appropriate authority, from time to time (ii) sale of areas in the buildings to be constructed on the Land on what is popularly known as "Ownership Basis" under the provisions of the Maharashtra Ownership Flats (Regulation of the Promotion of Construction, Sale, Management and Transfer) Act, 1963 and/or letting out the flats, shops and commercial units to lessees and/or licensees, and franchisees to carry on any lawful businesses for such consideration and on such terms and conditions as may be decided by the Owners (iii) the development and/or surrender of buildable and/or non-buildable reservations on the

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B. K. Sheth

वसई - ५
दस्तावेज संख्या १२९६ / २०१५
१० / Larger Land



and to utilize the benefits arising thereupon in such manner as the Owners deems fit and proper; (iv) the development of the Infrastructure and Common Amenities and Facilities on the Larger Land including the construction of a Club House on one of the Amenity Plots equipped with amenities and facilities; (v) other disposal and transfer of Portions of the Larger Land in such manner and on such terms and conditions as may be determined by the Owners and, (vi) undertaking all related and incidental activities including the following:-

- (a) formation of Co-operative Housing Societies of the purchasers of built-up areas in such building under the provisions of the Maharashtra Co-operative Societies Act, 1960 or such other entity and organization (hereinafter collectively referred to as the "Co-operative Housing Societies and/or Other Organizations" and individually referred to as the "Society and Organization") of such purchasers of area in such building as may be determined by the Developers and permissible in law;
- (b) execution of freely transferable and assignable leases in perpetuity (that is 999 years) in favour of the Co-operative Housing Societies and/or Other Organizations, in respect of the unsub-divided portions of the Larger Land together with the building/s constructed thereon as hereinafter provided;
- (c) establishment of a Corpus Fund as provided hereinafter for maintenance of Infrastructure and Common Amenities and Facilities within the Larger Land with contributions to be made by the purchasers of Built-up Areas in buildings to be constructed on the Larger Land for the Maintenance and Repair of the Infrastructure and Common Amenities and Facilities to be managed by the Owners pending formation of an Apex Body;
- (d) formation of a Federal Society (or other apex entity) of Co-operative Housing Societies and Organizations as may be determined by the developers in accordance with applicable law (hereinafter referred to as the "Apex Body") of which the

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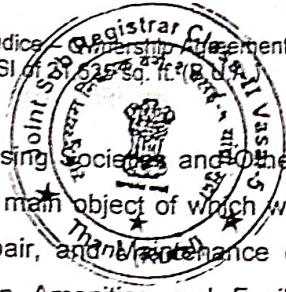
*[Handwritten signature]*  
P. Pratik S.

वसई - ५

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११ / ७१

Without Prejudice - Registrar's Agreement  
CFC-3 - FSI of 3.25 sq. ft. B.U.



Co-operative Housing Societies and Other Organizations, will be members, the main object of which will be the permanent management, repair, and maintenance of the Infrastructure and the Common Amenities and Facilities as specifically provided herein or in the Joint Venture Agreement constructed and installed within the Larger Land, and to which Apex Body, will be transferred and conveyed the Owners' reversionary rights in the Larger Land by execution of a Deed by the Owners subject to the leases in favour of the Co-operative Housing Societies and/or Organizations and;

- (e) upon the completion of the entire development of the Larger Land by utilization of the Total FSI and TDR thereof and on receipt of the entire consideration from all the flat/shop purchasers in all the buildings to be constructed on the Larger Land in accordance with their respective agreements and upon formation and registration of all Co-operative Societies and/or Organizations to jointly execute a single Deed of Conveyance in favour of the Apex Body of the reversionary rights of the Owners in the Larger Land;

- (x) The Owners are inter-alia by virtue of the Joint Venture Agreement dated 20<sup>th</sup> March, 2009 entitled to grant development rights in respect of any portion of the Larger Land or any part of the FSI to a Developer/Builder or other persons to be utilized in the construction of buildings on a Designated Portions of any Sector or Avenue or to develop jointly any portion/Avenue/Sector of the Larger Land with any other Developer or Builder or other Organization;

- (xi) That apart from the Indenture of Mortgage dated 15<sup>th</sup> June, 2011 executed by the Owners as Joint Venturers in favour of the Housing Development Finance Corporation Limited ("HDFCL") and registered in the Office of the Sub-Registrar of Assurances at Vasai under Serial No. 7444/2011 by virtue whereof the Owners mortgaged to HDFCL a large portion of the Larger Land admeasuring 6,41,942 square meters shown on the plan thereto annexed and thereon

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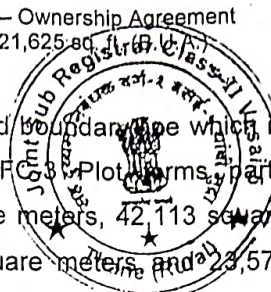
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*[Signature]*  
Priti K. Sheth



वसई - ५
दस्ता क्र २९९६ / २०१५
१२ / "G", "H", "J" (of which CFC-3, Plot (Arms, Part), "K" and "M"



surrounded by a red colored boundary line which includes Avenues "G", "H", "J" (of which CFC-3, Plot (Arms, Part), "K" and "M" measuring 11,818 square meters, 42,113 square meters, 56,695 square meters, 12,910 square meters, and 23,577 square meters

respectively together with the buildings constructed and to be constructed thereon in consideration of the Term Loan of Rs. 200,00,00,000/- (Rupees Two Hundred Crores Only) out of which the balance loan of Rs. 41,53,00,000/- (Rupees Forty One Crores Fifty Three Lakhs Only) is presently payable by the Owners to HDFCL under the Indenture of Mortgage, the Owners have not created any other mortgages or charges on any part of the Larger Land;

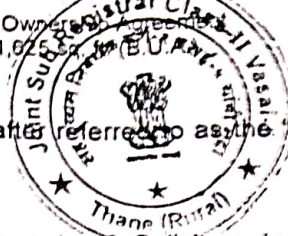
- (xii) The Owners has acknowledged to the Developer that Owners are jointly and severally liable to repay the mortgage debt to HDFCL under the said Indenture of Mortgage and shall repay the mortgage debt in accordance with the provisions of the said Indenture of Mortgage without any breach or default or delay;
- (xiii) The Owners prepared and submitted the Revised Building Proposal through the Project Architect to the Vasai-Virar City Municipal Corporation ("the Planning Authority") being the successors of CIDCO and the Planning Authority was pleased to issue the Commencement Certificate No. VCMC/TP/AMVP-0453/084/2011-12 dated 13<sup>th</sup> September, 2011 ("2011 Commencement Certificate");
- (xiv) The Owners submitted a revised Proposal for the amendment of the Plans sanctioned vide 2011 Commencement Certificate to the Planning Authority for construction of the Residential Buildings on the Residential Sector which was duly sanctioned by the Planning Authority vide Commencement Certificate No. VCMC/TP/AMVP-0453/296/2011-12 dated 31<sup>st</sup> March, 2012 ("2012 Commencement Certificate");
- (xv) The Owners submitted a revised Proposal for the amendment of the Layout Plans and building Plans to the Planning Authority for construction of the Building which was duly sanctioned by the Planning Authority vide Commencement Certificate No.

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 Pankaj Shah



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वसई ३८९६ / २०१५  
१३ / १०९

Without Prejudice - Owner's Agreement  
CFC-3 - FSI of 21,675



and two upper floors (hereinafter referred to as the "Building") with shops on the ground floor.

- (xix) M/s. M. T. Miskita & Co., Advocates & Solicitors, have investigated the title of the Owners to the Larger Land, including CFC-3 Plot. Copies of the Certificate of Title dated \_\_\_ day of \_\_\_, 2015 in respect of CFC-3 Plot issued by M/s. M. T. Miskita and Company, Advocates and Solicitors are annexed hereto and marked as **Annexure "F"**;
- (xx) The Developer have entered into a Standard Agreement with the Project Architects and have also appointed the Structural Engineers in connection with the structural designs and drawings for development and construction of the building on the CFC-3 Plot;
- (xxi) A copy of the 7/12 extract issued by the Talathi Office showing the nature of title of the Owners to the Larger Land on which the said Building is being constructed is annexed hereto and marked as **Annexure "H"**;
- (xxii) The Purchaser being interested in acquiring a Shop/Unit No. 19 admeasuring 2138 square ~~feet~~<sup>metres</sup> of carpet area on Ground floor of the Building ("the said Shop/Unit"), has inspected the Large Land including CFC-3 Plot, and all the documents of title, including the Sale Deeds executed in favour of PLDC and the Five Deeds of Conveyance executed in favour of Owners, J.V. Agreement, and the Layout Plan, Building Plan, Commencement Certificates, designs and specifications prepared by the Project Architects and all other documents as are specified under the Maharashtra Ownership of Flats (Regulation of the Promotion of Construction, Sale Management and Transfer) Act, 1963 (Maharashtra Act No. XLV of 1963) as amended from time to time or any statutory modifications or reenactments and/or any law enacted to replace the said Act (herein referred to as "the said Act") as well as items covered under Clauses (a) to (g) of Rule 4 of the Maharashtra Ownership of Flats Rules, 1964 (hereinafter referred to as "the said Rules"). The Developer have supplied to the Purchaser copies of such of the documents as are mentioned in Rules of the above referred Act as

*[Handwritten signatures]*  
P. P. P. P.

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Without Prejudice/Without Agreement  
CFC-3 (U.A.)

33076 / 2014



3 / demanded by the Purchaser, the Building Plan in respect of the said Building as at present approved by the Planning Authority/VVCMC. The Purchaser has otherwise fully familiarized himself/herself/itself with the Scheme of Development outlined in Recital (ix) above. The Purchaser has approached the Developer to allot him/her/them the said Shop/Unit;

(xxliii) As agreed to and recorded in the Development Agreement, the Developer has informed the Purchasers that a Co-operative Society will be formed of purchasers of shops and units in the Building and registered under the Maharashtra Co-operative Societies Act, 1900 and that further Leases in perpetuity will be executed in favour of the Co-operative Society of CFC-3 together with the Building constructed thereon by the Developer with an appurtenant area/around such Building not less than 6 meters in width thereon at a nominal lease rent of Re 1/- (Rupee One Only) per annum.

(xxiv) The Purchaser has with full knowledge of the Scheme of Development outlined in recital (ix) above and all the terms and conditions and covenants contained in the papers, plans, and approvals referred to herein above including the said 2014 Commencement Certificate issued by the VVCMC and agreed to purchase and acquire from the Developer, at and for the agreed Lumpsum Purchase Price and upon and subject to the terms and conditions and covenants herein contained, the said Shop/Unit that is, Shop No./Unit No. 19 admeasuring 21.38 square <sup>met</sup> feet of carpet area on Ground floor of the Building known as '          ' on CFC-3 Plot; RME PLAZA.

(xxv) Under Section 4 of said Act, the Developer are required to execute written Agreement for Sale of the said Shop/Unit in favour of the Purchaser being in fact these presents and also register the said Agreement under the Registration Act, 1908.

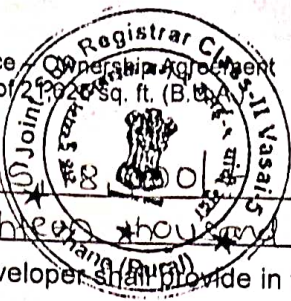
(xxvi) The subject matter of this Agreement is the Building comprising of ground plus two upper floors of the Building known as RME PLAZA (hereinafter referred to as "the said Building") to be constructed on CFC-3 Plot more particularly described in the **Second Schedule** hereunder written and shown on the Plan hereto annexed and marked as Annexure "E";

*[Signature]*

*[Signature]*  
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Preeti.K.Sheth

वसई - ५  
सा.क्र.३९१६ / २०१५  
१० Price of Rs

Without Prejudice  
GFC-3 - FSI of 2.00 Sq. ft. (B. & A.)



15,18,000 / (Rupees Fifteen Lakh Eighteen thousand Only) ("the Purchase Price"). The Developer shall provide in the said Shop/Unit, fixtures and fittings as per details in the **Fourth Schedule** hereunder written.

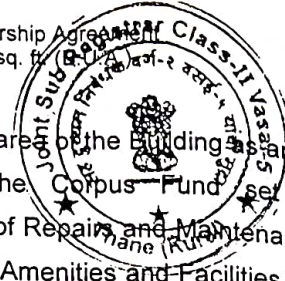
4. The Purchaser/s hereby agree/s and undertake/s to pay to the Developer the Purchase Price being Rs. 15,18,000/- (Rupees Fifteen Lakh Eighteen thousand Only) in the following installments, time being of essence:

- (i) Rs. 303,600/- (Rupees Three Lakh three thousand six hundred only) constituting of the Purchase Price on or before the execution of this Agreement by way of earnest money;
- (ii) Rs. 303,600/- (Rupees Three Lakh three thousand six hundred only) constituting of the Purchase Price on or before the completion of the Plinth of the Building;
- (iii) Rs. 303,600/- (Rupees Three Lakh three thousand six hundred only) constituting of the Purchase Price on or before the completion of the 1<sup>st</sup> Slab of the Building;
- (iv) Rs. 303,600/- (Rupees Three Lakh three thousand six hundred only) constituting of the Purchase Price on or before the completion of the 2<sup>nd</sup> Slab of the Building;
- (v) Rs. 151,800/- (Rupees One Lakh Fifty One thousand Eight hundred only) constituting of the Purchase Price on or before completion of brick work of the Building;
- (vi) Rs. 151,800/- (Rupees One Lakh Fifty One thousand Eight hundred only) constituting of the Purchase Price on or before the completion of the internal and external plaster work of the Building;

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P Prati K. Sheth  
K Prati K. Sheth

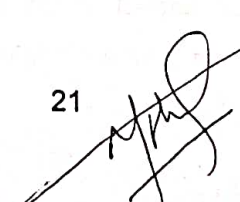
वसई - ५  
दस्ता # २९६ १२०१५  
२६

Without Prejudice - Ownership Agreement  
CFC-3 - FSI of 21,625 sq. ft.



(B.U.A.) of the total built-up area of the Building as and by way of contribution towards the Corpus Fund set up and maintained for the purpose of Repair and Maintenance of the Infrastructure and Common Amenities and Facilities within the Larger Land and (b) a cheque of Rs. 25,000/- per shop/unit towards a non-refundable subscription fee for obtaining membership of the Club House on the Layout.

- (b) the Apex Body shall be formed of the Co-operative Societies and Organizations as its Members and registered under the provisions of the Maharashtra Co-operative Societies Act, 1960, inter alia, for the purpose of Repair and Maintenance of the Infrastructure and Common Amenities and Facilities and for the Management of the Corpus Fund. Accordingly, it is agreed and recorded as follows:-
- (i) the Apex Body shall open a Bank Account in the name of the Apex Body for the limited purpose of depositing therein contributions towards a Corpus Fund and making disbursements towards such Repair and Maintenance of the Infrastructure and Common Amenities and Facilities as the Apex Body may decide in its sole discretion;
- (ii) the Apex Body shall be entitled to appoint a Property Management Company/Agency having know how and experience in maintenance of Infrastructure and Common Amenities and Facilities and shall have the authority and discretion to negotiate with such Property Management Company/Agency and to enter into and execute a formal Agreement/s for Maintenance and Management of Infrastructure with it/them. The Apex Body may enter into other related Agreements with any other company or organization as may be necessary for effective, full and efficient management of Infrastructure (hereinafter referred to as the "Infrastructure Maintenance Agreements");

  
P. K. Shetty

वसई - ५  
दस्तावेज क्र. २८१६ / २०१५

Without Prejudice - Ownership Agreement  
CFC-3 - FSI of 2

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Purchaser by prepaid post, Joint Sub-Registrar, Vasai, Thane or by Courier or e-mail at his/her/their/its address specified below:

A/204, Summer, Rajhans Seasons, Stella, Vasai (W), Thane - 401202.

Any change in address shall be forthwith notified by the Purchaser to the Developer by registered A.D. In the event that the Purchaser fails and/or defaults in notifying to the Developer the changed address, service of notices, letters, communications, the last notified address shall deem to be good service to the Purchaser by the Developer.

43. The PAN No of Developer is [AAQFR7340N]. The PAN No of the Purchaser is [ ].
44. The full ad-valorem stamp duty in accordance with the Bombay Stamp Act, 1958 and the full registration charges in accordance with the Indian Registration Act, 1908, of and incidental to this Agreement shall be borne and paid by the Purchaser/s alone. The Purchaser will lodge this Agreement for registration with the concerned Office of the Sub-Registrar of Assurances latest within 4 (Four) months from the date of its execution, and the Developer or their agents will attend the Sub-Registry and admit execution thereof, upon and after the Purchaser/s informs the Developer of the number under which it has been lodged for registration;

**In Witness Whereof** the parties hereto have hereunto and to the duplicate hereof set and subscribed their respective hands and seals the day and year first hereinabove written.

**The First Schedule Above Referred To:**

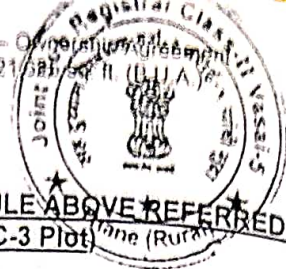
**(Larger Land )**

All those pieces or parcels of non-agricultural vacant Lay-out Land bearing New Survey Nos. 5, 5B, 5D, 5F, and 5G as per latest Record of Rights situate lying and being at Village Dongare (Dongar Pada) also known as "Village Narangi" within the Registration Sub-District of Vasai, District - Thane admeasuring in the aggregating 8,79,581 Square Metres.

*[Signature]*  
*[Signature]*  
Rishi.K.Sheth

वसई - ५  
 दस्त क्र ३८१६ / २०१५  
 ५४ / १०१

Without Prejudice - Only for the purpose of the CFC-3 - FSI of 21/585/54/11 (U.A.)



**THE SECOND SCHEDULE ABOVE REFERRED TO**  
**(CFC-3 Plot) (Rural)**

All those demarcated portion/s of the CFC-3 Plot admeasuring 2009 sq. metres and is shaded by a green colour and designated 'CFC-3 Plot' Plan annexed hereto at Annexure 'G' on which the Building will be constructed by the Developer through utilization of B.U.A. of 21,625 sq. feet. The CFC-3 Plot being a part of the Larger Land and bounded as follows:-

- On or towards North : - 30 mtr. Wide Proposed D.P. Road.
- On or towards South : - 24 mtr. Wide road
- On or towards East : - Avenue 'J'
- On or towards West : - High School

**The Third Schedule Above Referred To**  
**(Description of the Shop/Unit)**

All That the Shop No./Unit No. 19 admeasuring 21.38 square feet i.e. — sq.mtrs. of carpet area on the Ground floor in the Building known as RME PLAZA. to be constructed on CFC-3 Plot more particularly described in the Second Schedule hereinabove.

SIGNED SEALED AND DELIVERED )  
 by the withinnamed the "Developer" )  
 Messrs. RME Associates )  
 through its Partners )  
 (1) Mr. Ketan M. Shah, and )  
 in the presence of )

M/S. RME ASSOCIATES  
**For RME ASSOCIATES**  
 PARTNER

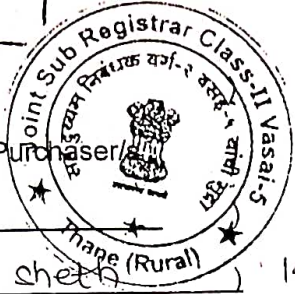


1) *[Signature]*  
 2) N.J. Ghosh



Without Prejudice - Ownership Agreement  
CFC-3 - FSI of 21,625 sq. ft. (B.U.A.)

वसई - ५  
दस्तावेज क्र. ३२९६ / २०१५  
९५ / ०९



Signed And Delivered

by the within named Purchaser

Mr./Miss/Mrs./M/s.

(Mr. Kamlesh V. Sheth)

(Mrs. Priti Kamlesh Sheth.)

in the presence of

1. J. J. J. J.

2. Mr. J. Ghone



K Kamlesh Sheth

P Priti K. Sheth



Receipt

Received of and from the Purchaser/s the sum of Rs. 100,000/-  
(Rupees One Lakh only Only) as and by way of  
earnest money by Cheque No. Rtgs dated - day of -,  
20- drawn on the - Branch of the  
- Bank Limited.

We Say Received,

For Messrs. RME Associates

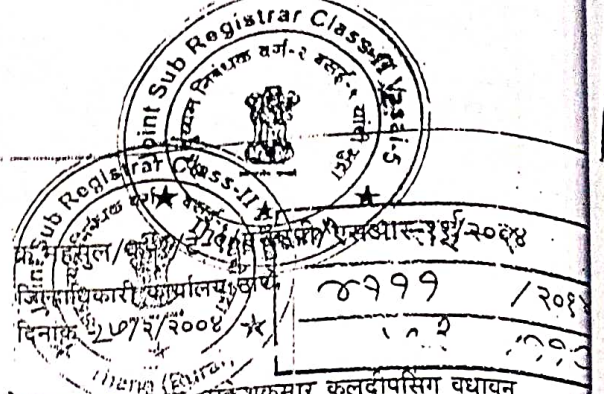
For RME ASSOCIATES

Partner

Authorized Signatory



वसई - ५
दस्त क्र. २८९६ / २०१५
५६ / १०९
वसई - ५
दस्त क्र. २८२९ / २०१५
dongriवासाल 110६ / १०१ - १



- श्री. परशराम पदमण भोईर व इतर-८८७ यांचे कुळमुखत्यारी श्री. राकेशकुमार कुलदीपसिंग वधावन रा. पालघर ता. पालघर जि. ठाणे यांचा दि. ४/२/२००८ रोजीचा अर्ज.
- सिडको प्राधिकरण वसई यांचे कडील प्रसिध्द केलेल्या प्रारूप विकास आराखड्यातील नकाशा क्र. १
- तहासलदार वसई याचा अहवाल क्रमांक जमीनबाब/एन.ए.पी./एस.आर.-१९/२००८ दि. १६/२/२००८
- विरार नगर परिषद यांचे कडील बांधकामा बाबत दाखला जा. नं. विनप/दा/२५८/०८ दि. २०/२/२००८
- मुख्याधिकारी, विरार नगर परिषद यांचे कडील पाणीपुरवठ्या बाबत पत्र क्र. विनप/दा/२५९/०८ दि. २०/२/२००८
- अर्जदार यांनी सादर केलेले हर्मापत्र दि. ४/२/०८
- इकडील कार्यालयाने दि. ५/२/२००८ रोजीचे 'कोकण सकाळ' या वृत्तपत्रात प्रसिध्द केलेला जाहिरनामा

आदेश :-

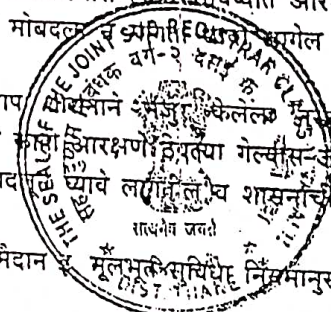
ज्या अर्थी श्री. परशराम पदमण भोईर व इतर-८८७ यांचे कुळमुखत्यारी श्री. राकेशकुमार कुलदीपसिंग वधावन रा. पालघर ता. पालघर जि. ठाणे यांनी ठाणे जिल्ह्यातील वसई तालुक्यातील मौजे डोंगरे येथील सोबतचे परिशिष्ट अ, ब, क मध्ये नमूद केलेल्या जमीनीचे क्षेत्र ९,२६,४९०-०० चौ.मी. जागेची रहिवास व वाणिज्य या विंगरशेतकी प्रयोजनार्थ वापर करण्याची अकृषिक परवानगी मिळण्या बाबत अर्ज केलेला आहे.

आणि ज्या अर्थी, प्रस्तापित जमीनीस विनशेती परवानगी देण्याच्या संदर्भात दि. ५/२/२००८ रोजीचे दैनिक 'कोकण सकाळ' या वृत्तपत्रात जाहीरनामा प्रसिध्द करणेत आला होता. सदर जाहीरनामा वृत्तपत्रात प्रसिध्द झाल्यापासून १५ दिवसांचे मुदतीत एकही तक्रार/ हरकत या कार्यालयास प्राप्त झाली नाही.

त्या अर्थी, महाराष्ट्र जमीन महसुल अधिनियम १९६६ चे कलम ४४ अन्वये प्रदान करण्यांत आलेल्या अधिकारांचा वापर करून, जिल्हाधिकारी ठाणे याद्वारे, श्री. परशराम पदमण भोईर व इतर-८८७ रा. डोंगरे ता. पालघर जि. ठाणे ता. वसई यांना वसई तालुक्यातील मौजे डोंगरे येथील त्यांच्या मालकीच्या सोबतचे प्रपत्र अ, ब व क मध्ये दर्शविल्या प्रमाणे क्षेत्र ९,२६,४९०-०० चौ.मी. क्षेत्रास रहिवास व वाणिज्य या विंगर शेतकी प्रयोजनार्थ वापर करण्या बाबत पुढील शर्तीवर अनुज्ञा ( परमिशन ) देण्यांत येत आहे. सदर आदेशा सोबत नकाशास मंजूरी देण्यांत आलेली नाही.

त्या शर्ती अशा:-

- अधिकार अभिलेखात भविष्यात कोणी हक्क निर्माण करणे बाबत दावा केल्यास अनुज्ञाग्राही यांना स्वखर्चाने सदर दाव्याचे निराकरण करावे लागेल. व अनुज्ञाग्राही हे त्यास सर्वस्वी जबाबदार राहातील.
- जमीन कोणत्याही करणासाठी संपादन झालेली असल्याचे आढळल्यास अथवा भविष्यात संपादन झाल्यास अथवा कोणत्याही आरक्षणा खाली असल्याचे आढळल्यास किंवा भविष्यात आरक्षणा खाली आल्यास अनुज्ञाग्राहींना सदर जमीनीचा ताबा कोणताही मोबदला मिळणार नाही असे नोंद घ्यावे व होणा-या परिणामांची सर्वस्वी जबाबदारी अनुज्ञाग्राहीची राहिल.
- सिडको प्राधिकरणाचा प्रारूप विकास आराखडा अद्याप शासनाच्या मंजूरी पूर्वी कोणताही बदल झाल्यास अथवा कोणत्याही आरक्षणाबाबत कोणत्याही बदल झालेल्या / होणा-या बदला नुसार अकृषिक आराखडे बदल घडवून आणण्याचे लागू होणारे शसनाचे कोणताही जबाबदारी असणार नाही.
- पाणी पुरवठा / विद्युत पुरवठा / रस्ते/वर्गाचे /खेळाचे मैदान अनुज्ञाग्राही यांचेवर बंधनकारक राहिल.
- ही परवानगी महाराष्ट्र जमीन अधिनियम १९६६ व त्याखालील केलेले नियम यांना अधिन राहून देण्यांत आलेली आहे.
- अनुज्ञाग्राही व्यक्तीने ( व्हॅटीने ) अशा जमीनीचा वापर व त्यावरील इमारतीच्या आणि किंवा अन्य बांधकामाचा उपयोग उक्त जमीनीचा सिडको प्राधिकरणा कडून ज्या प्रयोजनार्थ उपयोग करण्यास परवानगी देण्यांत आली असेल त्याच प्रयोजनार्थ केला पाहिजे. आणि त्याने अशी जमीन किंवा तिचा कोणताही भाग किंवा अशी इमारत यांचा इतर कोणत्याही प्रयोजनार्थ जिल्हाधिकारी ठाणे यांच्याकडून तशा अर्थाची आगाऊ लेखी परवानगी मिळविल्या शिवाय इतर कोणताही वापर करता



वसई - ५  
दस्तावेज क्र. २८१६ / २०१७  
५५ / ७७

वसई - ५  
दस्तावेज क्र. २८२७ / २०१७  
५८१ ७५



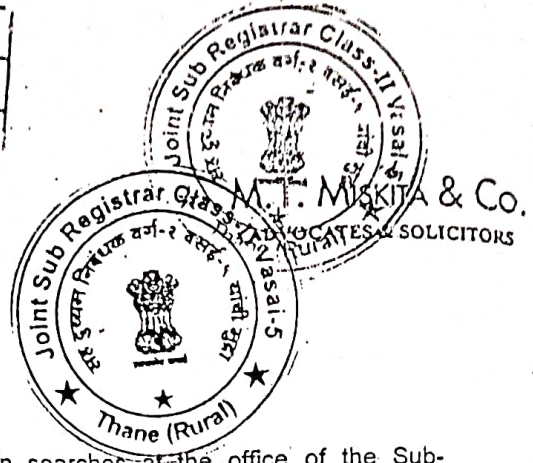
owners granted irrevocable development rights to the Developer to develop CFC-3 Plot. Pursuant to the Development Agreement the Co-Owners has delivered irrevocable vacant and peaceful possession of the CFC-3 Plot to the Developer on terms and conditions mentioned in the Development Agreement with right and authority to the Developer to construct the Building on the Plot for use as a Common Facility Centre and to deal with the shops, units and other premises in accordance with the Development Control Regulations.

12. In exercise of the powers and rights contained in the Development Agreement, the Developer submitted through the Project Architects a Building Proposal to the WCMC for construction of a building on the CFC-3 Plot and the WCMC was pleased to issue its Commencement Certificate No. WCMC/TP/RDP/NP-0453/2758/2014-15, dated 8<sup>th</sup> October, 2014 ("2014 Commencement Certificate") sanctioning the Building Proposal pursuant to which the Developer will construct a building with ground and two upper floors (hereinafter referred to as the "Building") with shops on the ground floor.
13. The entire Larger Land bears one Survey Number and has not been and will not be subdivided and consequently, a transferable and assignable lease in perpetuity at a nominal annual lease rent of Rs. 1/- (Rupee One Only) per annum will be executed by the Co-owners in favour of the Purchaser of the CFC-3 Plot described in the Second Schedule hereunder and the Building constructed thereon in accordance with the Scheme of Development as envisaged under the Development Agreement.

*[Handwritten signature]*

वसई - ५  
दस्त क्र २ (२) / २०१५  
५९ / ०५

वसई - ५  
दस्त क्र ३९९६ / २०१५  
५६ / ७९



14. We have caused to be taken searches at the office of the Sub-Registrar of Assurances at Vasai, Virar and Nallasopara and have not found any transactions vitiating the title of CFC-3 Plot. The part of CFC-3 Plot is mortgaged along with Avenues 'G', 'H', 'J' (of which CFC-3 Plot forms part) and 'M' under an Indenture of Mortgage dated 15<sup>th</sup> June, 2011 executed in favour of Messrs Housing Development Financial Corporation Limited ("HDFCL"). The FSI of 21,625 square feet in respect of which development rights have been granted to the Developers to be utilized on CFC-3 Plot has been released from the mortgage debt payable under the Mortgage Deed, by HDFCL's letter dated 19<sup>th</sup> June, 2014 addressed to the Co-owners. Evershine and Enigma has by their letter dated 29<sup>th</sup> October, 2014 inter alia, also confirmed that neither they nor Enigma have created any mortgage, third party rights, or other encumbrance on the said CFC-3 Plot or any part thereof, as also there are no other proceedings or order of injunction or attachment affecting CFC-3 Plot or any part thereof or the F.S.I. to be utilized in the construction of Building on CFC-3 Plot.
15. In our opinion, based on our investigation, the declarations/writings executed by PLDC, the letter dated 29<sup>th</sup> October, 2014, addressed by Co-Owners to us, the title of Co-Owners to F.S.I. of 21,625 square feet (built-up area) and the CFC-3 Plot is clear and marketable and free from all encumbrances subject to the Plot being reserved for a Common Facility Centre and subject to the Development-Agreement dated 1<sup>st</sup> day of July, 2014 made by and between the Co-owners as Owners of the One Part and the Developer of the Other Part and subject to clause 13 hereinabove. Pursuant to the Development Agreement, the Developer are entitled to construct the Building on the Plot for use as a Common Facility Centre in accordance with the June









वसई - ५  
 दस्त क्र २८९६ / २०१५  
 ६२ / ७९



मुख्य कार्यालय, विरार  
 विरार (पूर्व),  
 ता. वसई, जि. ठाणे, पिन ४०१ ३०५.

वसई - ५  
 दस्त क्र २८२९ / २०१५  
 ६५ / ७५

फोन नं. : ०२५०-२५२५१०१/०२/०३/०४  
 फॅक्स : ०२५०-२५२५१०७  
 ई-मेल : vasalvirarcorporation@gmail.com

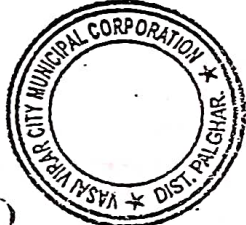
जा.क्र. : द.वि.रा.प./न.र./  
 दिनांक :

VCMC/TP/RDP/VP-0453/ 2758

To,  
 M/s. Evershine Developers  
 215, Veena Beena Shopping Centre  
 Opp. Bandra Station, Bandra West  
 Mumbai - 400 050.



Sub: Commencement Certificate for Proposed CFC-3 On land bearing S.Nos. H.No.1 to 7, S.No. 6(494), H.No. 1(Pt), 2(Pt), S.No. 7(112), H.No. 1 to 8(492), H.No. 1(Pt), 2(Pt), 3(Pt), 4(Pt), S.No. 10(13), H.No. 1/1B, 1/1A, 1/4, 1/5, 1/6, 1/7, 1/8, S.No. 11(114), H.No. 1 to 21, S.No. 12(117), H.No. 3/2, 3/3, S.No. 13(115), H.No. 1 to 28, S.No. 14(438), H.No. 1 to 4 15(444), H.No. 1 to 31, S.No. 16(116), H.No. 1 to 11, S.No. 67(170), H.No. 3/1, 3/2, 4, 5, 6, S.No. 68(171), H.No. 1, S.No. 69(172), H.No. 1 to 4, 71(173), H.No. 4, S.No. 92(493), H.No. 1/Pt, 2/Pt, 3/Pt, 4/Pt, S.No. 93(17 1, 2, S.No. 172(106), H.No. 1 to 7, 8/1, 8/2, 9 to 29, S.No. 173 (107), H. A, 1/Pt, B, 2 to 6, 7/1, 7/2, 7/3, 7/4, 8 to 31, 32/Pt A, 32/Pt B, 33 to 4 174(108), H.No. 1 to 10, 11A, 11B, 12, 13, 14/1, 14/2, 15, 16/Pt A, 16/Pt 22, 23/Pt A, 23/Pt B, 24 to 29, 31 to 50, S.No. 175(105), H.No. 1 to 2 176(104), H.No. 1 to 23, S.No. 177(103), H.No. 1 to 4, 5/1, 5/2, 6 to 22, 23 Pt, 24 to 31, S.No. 178(102), H.No. 1, 2, S.No. 185(7), H.No. 1 to 8, 9/Pt A 10 to 33, S.No.190(9), H.No. 1/Pt, 2, 3, S.No. 191(8), H.No. 1 to 17, S.No. H.No. 1/Pt, A, 1/Pt B, 2 to 10, 10A, 12 to 19, 20/1, 20/2, 21 to 42, S.No. 1 H.No. 1 to 25, 25A, 26 to 39, S.No. 194(100), H.No. 1 to 37, S.No. 195(10 1, 2/1, 2/2, 3 to 32, S.No. 196(99), H.No. 1 to 13, S.No. 197(98), H.No. 23/1, 23/2, 24, 25, S.No. 198(109), H.No. 1 to 52, S.No. 199(110), H.No. 20/1, 20/2, 21 to 42, S.No. 200(94), H.No. 1 to 14, S.No. 201(95), H.No. 9/1, 9/2, 10 to 18, S.No. 202(92), H.No. 1 to 7, 8A, 8B, 9 to 14, S.No. 2 H.No. 1 to 21, S.No. 204(111), H.No. 1 to 64, S.No. 205(91), H.No. 1 to 11 11/2, 11/3, 11/4, 12 to 31, S.No. 206(90), H.No. 1 to 14, 15A, 15B, 16 to 2 207(88), H.No. 1 to 5, 6/1, 6/2, 7 to 18, 19/1, 19/2, 19/3, 20 to 36, S.No. 2 H. No. 1 to 8, 9/1, 9/2, 9/3, 10 to 29, S.No. 209(86), H.No. 1 to 15, 16/1, 1 to 24, S.No. 210(10), H.No. 1 to 18, S.No. 211(11), H.No. 1 & 2, S.No. 2 H.No. 1, S.No. 220(84), H.No. 1 to 12, 13/Pt. A, 13/Pt. B, 14/Pt. A, 14/Pt. 18, 19/Pt. A, 19/Pt. B, 20, 21/Pt. A, 21/Pt. B, 22/Pt. A, 22/Pt. B, 23 to 28, 29/ Pt., 29/2, 30/Pt. A, 30/Pt. B, 31, 32, S.No. 221(83), H.No. 1 to 3, 4 5/5/Pt. A, 6/Pt. B, 7/Pt. A, 7/Pt. B, 8 to 21, 22A, 22B, 23, 24/Pt. A, 24/Pt. B, 25 28/Pt. A, 28/Pt. B, 29 to 37, 38/Pt. A, 38/Pt. B, 39, 40/Pt. A, 40/Pt. B, 41, 4 42/Pt. B, 43/Pt. A, 43/Pt. B, 44 to 46, 47/Pt. A, 47/Pt. B, 48/Pt. A, 48/Pt. B, 4 49/Pt. B, 50/Pt. A, 50/Pt. B, 51, 52, 53/Pt. A, 53/Pt. B, 54/Pt. A, 54/Pt. B 222(89), H.No. 1, 2/1, 2/2/1, 2/2/2, 3 to 18, 19/1, 19/2, 21 to 39, S.No. 2 H.No. 1, 2, 3/1, 3/2, 4 to 9, 10/1, 10/2, 11, 12/1, 12/2, 13 to 21, S.No. 2 1A(467), H.No. 1/1/5, 1/1/5 Pt., 1/1/5 Pt., 1/1/5 Pt., 1/1/5 Pt., 1/1/5 Pt., 1/1 1/1/5 Pt., 1/1/5 Pt., 1/1/5 Pt., 1/1/5 Pt., 1/1/5 Pt., 1/1/5 Pt., 1/1 1/1/9 Pt., 1/4/1, 1/1/5 Pt., 1/1/5 Pt., 1/1/5 Pt., 1/1/6 Pt., 1/1/8 Pt., 1/1 1/6, 1/1/8, 1/1/8 Pt., & New S.No. 5, 5B, 5D, 5E, 5G of Village : Dongre, Tal : Dist: Thane.





वसई - ५  
 दस्ता क्र २८१६ / २०१५  
 ६४ / ७९



ता. वसई, जि. ठाणे, पिन ४०१ १०५.

वसई - ५  
 दस्ता क्र २८२१ / २०१५  
 ६७ / ७५



VCCMC/TP/RDP/VP-0453/2458/2014-15

१० / ०९ / १५

The commencement certificate shall remain valid for a period of one year for the partial building under reference from the date of its issue (As per Section 44 of MR & TP Act, and Clause 2.42 & 2.6.9 of Sanctioned D.C. Regulations-2001).

Please find enclosed herewith the approved Development Permission for the proposed CFC-3 on land bearing New S. No. 5, 5B, 5D, 5F, 5G of Village : Dongre, Tal : Vasai, D Thane. as per the following details :-

**Development Permission in CFC-3**

Sr. No.	Predominant Use	Bldg. Type	No. of Floor	BUA Per Bldg.	No. of Bldg.	No. of Convenient Shops	No. of Hall / Office	Total BUA (In sq.m)
1.	Commercial	CFC-3	S/G+2	2008.00	01	23 CONVENIENT SHOPS	02 Hall	2008.00
<b>Total</b>					<b>01</b>	<b>23 CONVENIENT SHOPS</b>	<b>02 Hall</b>	<b>2008.0</b>

The Revised Development Permission duly approved herewith supersedes all the earlier approved plans where amendment to already approved building or New buildings proposed. The condition of Commencement Certificate granted by CIDCO vide their letter No. Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/W/2617 Dated 12/12/2005. Commencement Certificate No. CIDCO/VVSR/CC/BP-3519/LAYOUT/W/ Dated 29/01/2008. Commencement Certificate No. CIDCO/VVSR/RDP/BP-3519/W/ Dated 15/06/2009, 08/10/2009 & 07/07/2010. & by Vasal Virar City Municipal Corporation letter No. VCCMC/TP/AM/VP-0453/010/2011-12 Dated 10/05/2011. & VCCMC/TP/VP-0453/084/2011-12 Dated 13/09/2011, VCCMC/TP/AM/VP-0453/296/2011-12 Dated 31/03/2012. Vide letter no. VCCMC/TP/AM/VP-0453/071/2012-13 Dated 13/06/2012, VCCMC/TP/RDP/VP-0453/0229/2012-13, dated 14/03/2013, VCCMC/TP/RDP/VP-0453/0279/2013-14. Dated 28/10/2013 VCCMC/TP/RDP/VP-0453/077/2014-15. Dated 02/07/2014 Stands applicable to this approval of amended plans along with the following conditions:



1) The Revised Development Permission plan is valid for one year from the date of issue of commencement certificate for each building distinctively. The revalidation shall be obtained as per section 48 of MRTP Act, distinctively for each building.

The Occupancy certificate for the buildings will be issued only after provision of potable water is made available to each occupant.

Notwithstanding anything contained in the commencement certificate conditions shall be lawful to the planning authority to direct the removal or alteration of structures erected or use contrary to the provisions of this grant within the specified time.

4) You are required to provide a solid waste disposal unit at a location accessible to Municipal Sweepers, to store/dump solid waste in 2 compartments of 0.67 CU capacity for every 50 tenements or part thereof for non-bio degradable & bio-degradable waste respectively.

दस्ता क्र ३९९६ / २०१७

ता. वसई वि. संघ. वि. सं. वसई - ५

दस्ता क्र २८२७/२०१५

६८१७५

वा.स.वि.सं. : vasalvirarcorporation@yahoo.com

जा.क्र. : व.वि.सं.प./व.र./

दिनांक :

VVCMC/TP/RDP/VP-0453/2758/2014

10  
10/09/2014.

- 5) The Municipal Corporation reserves the right to enter the premises for inspection of maintenance of Infrastructure facilities during reasonable hours of the day and with prior notice.
- 6) You shall submit detailed proposal in consultation with Engineering Department, Vasal-Virar City Municipal Corporation for rain water harvesting and solid waste disposal to treat dry and organic waste separately by design department.
- 7) You have to fix a board of public notice regarding unauthorized covering of marginal open space before applying for Occupancy Certificate of next building as per the format finalized by Municipal Corporation.
- 8) You shall submit CFO NOC before apply Commencement of work.
- 9) You shall develop the site as per Engineering Report before applying for Occupancy Certificate.
- 10) You are responsible for the disputes that may arise due to title/ access matter. VVCMC is not responsible for any such disputes.
- 11) You are responsible for obtaining various permissions from other authorities subsequent to grant of permission like revised N.A. order, PWD NOC, NOC from Highway, NOC from Railway, NOC from Highway, NOC from Railway, NOC from MSEB etc., as may be applicable and N.A. TILR as required as per N.A. order, if any of the compliances as per other Dept/ Acts requirements are not done, you shall only face the consequence arising out of such lapse from your side and VVCMC is not responsible for the lapses from your side.
- 12) You are responsible for complying with all conditions of N.A. order sale permission / other permissions of other authorities. Any violation with reference to conditions of N.A. order / permissions of other Authorities. You shall follow the same. Vasal Virar City Municipal Corporation has no role in the said matters. However if any conditions pertaining to validity of said orders are not complied and the responsibility of obtaining fresh permissions / revalidation orders etc. from revenue and other authority with you notwithstanding the permission granted by VVCMC.
- 13) The responsibility of adhering to MOEF conditions solely lies with you as per the undertaking given by you.
- 14) Condition mention in C.C. are applicable.
- 15) You shall submit Engineering Report within 1month.
- 16) You shall submit TILR of surrendered D. P. Road area within 3 months.

Yours faithfully,

CERTIFIED TRUE COPY

Dy. Director of Town Planning,  
Vasal-Virar City Municipal Corporation

Encl: a/a  
c.c. to:

- 1) Asst. Commissioner,  
Vasal-Virar City Municipal Corporation.
- 2) M/s. Shri Gattani Consultants, Architects  
103, Lucky Palace, Station Road, Vasal (W),  
Taluka Vasal, Dist. Palghar.





मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ ३०५.

दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५/०६  
फॅक्स : ०२५०-२५२५१०९  
ई-मेल : vasalvirarcorporation@yahoo.com

वसई - ५  
दस्ता क्र २८२१ / २०१५  
१०१ / १५



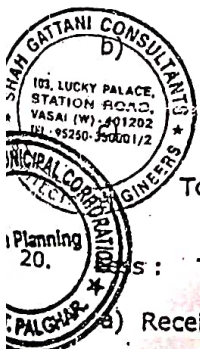
WCMC/TP/AM/VP-0453/ 2757/2014-15

१०  
०९/०९/२०१४.

Ref:

Sir,		वसई - ५	
1.	Name of assessee	दस्ता क्र २८२१ / २०१५	M/s. Evershine Developers
2.	P.A. Holder.		
3.	Location	६० / १०५	Dongre
4.	Land Used (Predominant)		Residential/Residential with shopline
5.	Gross Plot Area	932440.00	sq.m.
6.	Area excluded from layout	46909.07	sq.m.
7.	Area acqurled by PWD	5950.00	sq.m.
8.	Balance Area	879580.93	sq.m.
9.	D.P. Road	126654.40	sq.m.
10.	D. P. Reservation	85448.83	sq.m.
11.	Total reservation	212103.23	sq.m.
12.	Balance Area	667477.70	sq.m.
13.	R.G. @ 15%	100121.66	sq.m.
14.	C.F.C. @ 5%	33373.89	sq.m.
15.	Net Plot Area	567356.04	sq.m.
16.	Add Land pooling 9.5%	53898.82	sq.m.
17.	Add 75% D. P. Road Area	94990.80	sq.m.
18.	Permissible Built up Area	716245.66	sq.m.
19.	Total Built up Area Proposed	715950.39	sq.m.
20.	CFC. 3 Plot area for Comm.	2009.00	sq.m.
21.	Permissible C.F.C. 3 Area proposed C.F.C. Area	2009.00	sq.m.

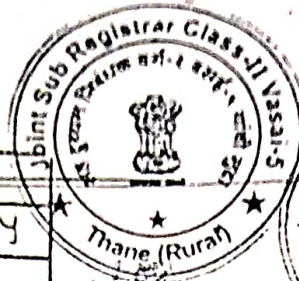
a) On Plot/CFC.3 area	Commercial :	2009.00 X	200.00	=	Rs. 401800.00
On BUA	Commercial :	2008.00 X	500.00	=	Rs. 1004000.00
On Free Of FSI		219.50 X	500.00	=	Rs. 109750.00
<b>Total Development Charges (Lift+Stair)</b>					<b>Rs. 1515550.00</b>
b) Receipt No. 266202 Dated 29/09/2014					= Rs.1516000.00
29.	Balance Development Charges to be paid				= Nil
30.	Date Of Assessment				= 29 /09/2014



Contd....3

वसई - ५  
दस्त क्र २८१६ / २०१५  
६८ / ७१

वसई - ५  
दस्त क्र २८२१ / २०१५  
७१ / ७५



मुख्य कार्यालय, विरार  
विरार (पूर्व),  
ता. वसई, जि. ठाणे, पिन ४०१ २०१.



दूरध्वनी : ०२५०-२५२५१०१/०२/०३/०४/०५  
फॅक्स : ०२५०-२५२५१०१

आ.क्र. : प.वि.रा.म./न.र./  
दिनांक :

VCMC/TP/AM/VP-0453/ 2757/2014-15 .... 3 ....

१०  
०१/०९/१२

31.	Premium Components Given Free FSI :		
a)	219.50 X 1000.00	=	Rs. 220000.00
32.	Less: a) Premium Paid vide		
	Receipt.No.266203 dated 29/09/2014	=	Rs. 228000.00
33.	Balance Premium Charges to be paid.	=	Nil
34.	Labour Charges : 2808.59 sq.m. X Rs. 12000/-X 1%	=	Rs. 34,4230.80
	Say	=	Rs. 34,4300.00
a)	Receipt No.266204 Dated:- 29 /09/2014	=	Rs. 34,4300.00

This is a consolidated Assessment Order of the Scheme & It supersedes all the earlier assessment orders issued by this office.

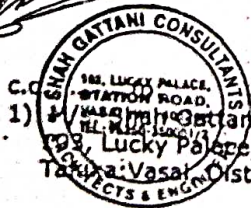
35. As requested by you vide letter dated .../.../..... for balance payable amount installmen facility is hereby granted. The balance amount will attract 18% interest till the date of payment schedule of payment is given below :

**SCHEDULE OF PAYMENT**

Sr. No.	Amount for Development Charges (In Rs.)	Amount or Premium Charges (In Rs.)	Amount for Fire Charges (In Rs.)	Due Date of Payment	Interest will be charges from the date of this Amendment (In Rs.)
Nil					

CERTIFIED TRUE COPY

*[Signature]*



Shankar Gattani Consultants, Architects.  
1) Lucky Palace, Station Road, Vasai (W),  
Taluka Vasai Dist: Thane.

Your

*[Signature]*  
Dy. Director of Town Planning  
Vasai-Virar City Municipal C

534/3916

मंगळवार, 04 ऑगस्ट 2015 3:49 म.नं.

दस्त गोपवारा भाग-1

वमई5 48/109

दस्त क्रमांक: 3916/2015

दस्त क्रमांक: वमई5 /3916/2015

बाजार मूल्य: रु. 16,55,000/-

मोबदला: रु. 15,18,000/-

भरलेले मुद्रांक शुल्क: रु.99,300/-

दु. नि. मह. दु. नि. वमई5 यांचे कार्यालयात

अ. क्र. 3916 वर दि.04-08-2015

रोजी 3:48 म.नं. वा. हजर केला.

पावती:4140

पावती दिनांक: 04/08/2015

मादरकरणाराचे नाव: कमलेश व्ही मेठ

नोंदणी फी

रु. 16550.00

दस्त हाताळणी फी

रु. 1420.00

पृथांची संख्या: 71

दस्त हजर करणाऱ्याची मही:

एकुण: 17970.00

पुसह दुय्यम निबंधक वर्ग-२  
वसई क्र. ५

पुसह दुय्यम निबंधक वर्ग-२  
वसई क्र. ५

दस्ताचा प्रकार: करारनामा

मुद्रांक शुल्क: (एक) कोणत्याही महानगरपालिकेच्या हद्दीत किंवा स्थालगत असलेल्या कोणत्याही कटक क्षेत्राच्या हद्दीत किंवा उप-खंड (दोन) मध्ये नमूद न केलेल्या कोणत्याही नागरी क्षेत्रात

शिक्का क्र. 1 04 / 08 / 2015 03 : 48 : 09 PM ची वेळ: (मादरीकरण)

शिक्का क्र. 2 04 / 08 / 2015 03 : 48 : 41 PM ची वेळ: (फी)

दस्त ऐवज सोबत जोडलेले कागदपत्र फुकटुकरून  
फक्त व्यक्ती इत्यादी यमावट आढळून आल्यास  
त्याची संपूर्ण जबाबदारी पक्षकाराची राहिल.

सिद्धन वेजार

सिद्धन वेजार







04/08/2015

सूची क्र.2

दुय्यम निबंधक : गह दु.नि.वर्गई 5

दस्ता क्रमांक : 3916/2015

नोंदणी :

Regn.63m

गावाचे नाव : 1) डोंगरे

(1) विलेखाचा प्रकार	करारनामा
(2) मोबदला	1518000
(3) बाजारभाव(भाडेपट्टयाच्या बाबतितपट्टाकार आकारणी देतो की पट्टेदार ते नमुद करावे)	1655000
(4) भू-मापन, पोटहिस्सा व घरक्रमांक (अमल्याम)	1) पालिकेचे नाव: ठाणे इतर वर्णन :सदनिका नं: शॉप नं- 19, माळा नं: तळमजला, इमारतीचे नाव: आर एम ई प्लाझा( ( Survey Number : 5 व इतर : ) ) इतर हक्क :
(5) क्षेत्रफळ	1) 21.38 चौ.मीटर पोटखराब क्षेत्र : 0 NA
(6) आकारणी किंवा जुडी देण्यात असेल तेव्हा.	
(7) दस्तऐवज करून देणा-या/लिहून ठेवणा-या पक्षकाराचे नाव किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता.	1): नाव:-मे आर एम ई असोसिएटस चे भागीदार केतन एम शाह -- वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: शुभम हेरीटेज, ब्लॉक नं: 104, रोड नं: अंवाडी रोड, वसई प, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-AAQFR7340N
(8) दस्तऐवज करून घेणा-या पक्षकाराचे व किंवा दिवाणी न्यायालयाचा हुकुमनामा किंवा आदेश अमल्याम, प्रतिवादिचे नाव व पत्ता	1): नाव:-कमलेश व्ही सेठ वय:-41; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुमेर विल्डींग, ब्लॉक नं: ए/ 204, रोड नं: राजहंस सिजन्स, अय्यप्पा मंदीर रोड, वसई प, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-ATMPS0822P 2): नाव:-प्रिती कमलेश सेठ वय:-35; पत्ता:-प्लॉट नं: -, माळा नं: -, इमारतीचे नाव: सुमेर विल्डींग, ब्लॉक नं: ए/ 204, रोड नं: राजहंस सिजन्स, अय्यप्पा मंदीर रोड, वसई प, महाराष्ट्र, ठाणे. पिन कोड:-401201 पॅन नं:-ADQPD0326B
(9) दस्तऐवज करून दिल्याचा दिनांक	04/08/2015
(10) दस्त नोंदणी केल्याचा दिनांक	04/08/2015
(11) अनुक्रमांक, खंड व पृष्ठ	3916/2015
(12) बाजारभावाप्रमाणे मुद्रांक शुल्क	99300
(13) बाजारभावाप्रमाणे नोंदणी शुल्क	16550
(14) शेरा	



सह दुय्यम निबंधक वर्ग-२  
वसई क. ५

मुल्यांकनामाठी विचारात घेतलेला तपशील:-

मुद्रांक शुल्क आकारताना निवडलेला अनुच्छेद :- :

(i) within the limits of any Municipal Corporation or any Cantonment area annexed to it.